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## Del Rey Oaks Housing Element

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Prepared by the Association of Monterey Bay Area Governments for  
the City of Del Rey Oaks



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The Legislature of the State of California has identified the attainment of a decent home and satisfying environment for every resident of the state as a goal of the highest priority. Recognizing that local planning programs play a pivotal role in the pursuit of this goal, and to assure that local planning effectively implements statewide housing policy, the legislature has mandated that all cities and counties include a housing element as part of their adopted local general plans. Section 65302(c) of the Government Code requires the preparation of a housing element.

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## **Organization of the Housing Element**

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Housing elements are generally made up of two major components. The first consists of an evaluation of the housing needs and opportunities of the community. In preparing this component of the element several different types of data are examined. In the first part of this component, basic socioeconomic data is analyzed to describe the people of the community and their housing needs. Special emphasis is given in the analysis to groups with unique housing needs: the disabled, the elderly, large families, farmworkers, households headed by women, and persons in need of emergency shelter.

The second part of this component examines the existing housing stock in the community. Included is an analysis of the condition of the community's housing stock, the availability of units to serve all types of families, and the availability of units to serve all income levels.

The third part of this component is a study of the potential for development of new housing within the community. This includes data on vacant or underutilized residentially zoned property, potential for redevelopment, and potential housing development on other types of property.

Next, an analysis of the factors which constrain the development of new housing is carried out. Included are governmental constraints (land use controls, building codes, development application procedures and fees, infrastructure availability) and non-governmental constraints (availability of financing, price of land, and cost of construction). Jurisdictions in the coastal zone are required to address housing activities in the



coastal zone. In addition, the State requires all jurisdictions to address opportunities for energy conservation in this component of the housing element.

The second major component of the housing element is a course of action which includes a description of the programs the jurisdiction anticipates undertaking to provide for its housing needs. Once those needs have been identified, housing goals and policies are set. Each jurisdiction is required to include a housing program which does the following:

1. Identify adequate sites to meet housing needs;
2. Assist development of low and moderate income housing;
3. Address governmental and non-governmental constraints;
4. Conserve and improve the existing housing stock;
5. Promote equal housing opportunities;
6. Provide programs to meet other identified housing needs;

The housing program must include quantified objectives, identify the individuals or agencies responsible for carrying out the program, and propose an implementation schedule.

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## Relationship of the Housing Element to Other Plans

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In addition to the Housing Element, there are several other plans which either directly or indirectly affect the development of housing. These include the other elements of the city's General Plan. The Housing Element has been reviewed to ensure consistency with the other elements of the General Plan. The following section describes the relationship between the Housing Element and the other plans.

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## **The General Plan**

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The Government Code requires that general plans contain an integrated, internally consistent set of policies. When any one element of the general plan is revised, and particularly when new policies and priorities are proposed, the other elements must be reviewed to ensure that internal consistency is maintained. The following paragraphs outline the relationship of the Housing Element and its policies to other elements in Del Rey Oaks' adopted General Plan.

### **Land Use**

The Housing Element is most affected by development policies contained in the Land Use Element of the General Plan. The Land Use Element establishes the location, type, intensity, and distribution of land uses throughout the city. As such, the Land Use Element sets the upper limit of acreage which will be used for housing. The standards set in the Land Use Element determine the density to which residential areas can be developed and so sets the upper bound for the number of housing units which can be developed in the city. The Land Use Element also addresses the development of other land uses such as industrial, commercial and professional offices which create demand for housing in the city. Finally the Land Use Element must also identify areas subject to flooding.

### **Circulation Element**

The Circulation Element describes the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities. The purposes of the Circulation Element are to coordinate the transportation and circulation system with planned land uses; promote the efficient transport of goods and the safe, effective movement of all segments of the population; make efficient use of existing transportation facilities; and promote and protect environmental quality and the wise and equitable use of economic and natural resources. In carrying out these purposes, the Circulation Element attempts to create a convenient living environment for residents of Del Rey Oaks.



### **Conservation Element**

The Conservation Element focuses on the method by which water, soils, rivers, beaches and mineral resources may be used and preserved. The purposes of the Conservation Element are as follows: To promote the protection, maintenance and use of the community's natural resources, with special emphasis on the control and management of scarce resources; to prevent the wasteful exploitation, destruction and neglect of natural resources; and to recognize that the natural resources of the community should be maintained for their ecological value as well as for their direct benefit to people. The Conservation Element should maintain and enhance the natural living environment of the people of Del Rey Oaks. In addition, it provides means to help determine those areas which should not be developed for housing or other land uses but should be preserved as a natural resource.

### **Open Space**

The Open Space Element is, in many ways, similar to the Conservation Element. The purposes of the Open Space Element are to: assure that open space be recognized as a scarce resource to be preserved; discourage "leapfrog" development and thereby eliminate or discourage unnecessary increases in the cost of community services; coordinate state and regional conservation plans at the local level; preserve unique or strategic natural resources for future generations; and, preserve land uniquely suited to the production of food and fiber.

The interrelationship between the Open Space Element and other elements of the General Plan is very clear. Among other things, the state law specifies that building permits, subdivision maps or other projects may not be approved if they are not consistent with the Open Space Element. In addition, the Open Space Element can require dedication of land or payment of in lieu fees to provide needed open space. These policies can both decrease the availability of housing and increase the cost of residential development.

### **Noise**

The purpose of the Noise Element is to identify the location and relative intensity of noise in the environment and to identify land use policies and other controls to restrict the exposure of sensitive receptors to excessive levels of ambient noise. Policies exist in the noise element which limit the development of residential uses to areas of existing

or projected noise level of less than 65 dB(A). In areas where this is not possible, proposed residential uses are required to include noise attenuation features which reduce the level of interior ambient noise to a maximum of 45 dB(A). These policies will mitigate the impact of noise sources on residential development and create a more pleasant living environment in the city. They also decrease the land available for residential development and increase the cost of construction.

### **Safety Element**

The Safety Element of the General Plan identify hazards to the public safety appropriate mitigation measures to mitigate, to the fullest degree possible, the loss of property and life resulting therefrom. The Safety Element identifies hazards related to fire, geologic hazards, crime and storage of hazardous materials. The Element identifies hazard resulting from earthquake activity, and appropriate mitigation measures. The affect of this Element on the Housing Element is an indirect one related to the increase in cost of housing due to the required mitigation measures.

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## **Housing Element Law**

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Article 10.6 of the Government Code describes the Housing Element and Section 65583 specifically describes the required contents of the Element. They are as follows:

A. An assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs.

1. Analysis of population and employment trends, documentation of projections and quantification of the locality's existing and projected housing needs for all income levels. These shall include the locality's share of regional housing need.
2. Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics including overcrowding and housing stock condition.
3. An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.



4. Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.

5. Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.

6. Analysis of any special housing needs, such as those of the disabled, elderly, large families, farmworkers, families headed by women, and families and persons in need of emergency shelter.

7. Analysis of opportunities for energy conservation with respect to residential development.

B. A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing.

C. A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate Federal and State financing and subsidy programs when available.

1. Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, and mobile homes in order to meet the community's housing goals. The program may include the identification of adequate sites for emergency housing.

2. Assist in the development of adequate housing to meet the needs of low and moderate income households.

3. Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.
4. Conserve and improve the condition of the existing housing stock.
5. Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

The program shall include an identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals. The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort. This effort could include public hearings at the planning commission and city council level, a citizen's advisory group to assist in the development of the element, circulation of draft elements to housing interest groups, and special advertising and outreach measures to inform citizens of all economic segments about the process.

The housing element shall also include an evaluation of the existing element in terms of three specific requirements. A comparison should be made of the actual results of the earlier element with its goals, objectives, policies and programs. The results should be quantified where possible, but may be qualitative where necessary. It should include an analysis of the significant differences between what was projected or planned in the earlier element and what was achieved. There should also be a description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the prior element.

In addition, special requirements exist for the housing elements of coastal zone jurisdictions. The housing element must report on certain housing activities in or near the coastal zone since January 1, 1982. The housing element should report the number of new housing units approved for construction within the coastal zone; the number of low and moderate income units required in the coastal zone or within three miles of it; the number of low and moderate income units lost within the zone (from demolition or conversion); and, the number of low- and moderate-income units replaced.

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## Preparation of the Housing Element

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A broad community commitment is essential to the City's ability to establish and carry out programs addressing local housing issues. Accordingly, a key objective of the Housing Element is to increase the public's awareness of the specific housing related needs and problems of the community, as well as programs and projects which will effectively meet those needs. To increase public awareness of, and encourage community input into this process, a draft copy of this housing element was distributed to the Monterey County Alliance on Aging, the Church of the Oaks, as well as the Monterey County Housing Authority.

The adoption of this Housing Element is only one step toward ensuring the provision of suitable housing for all the residents of Del Rey Oaks. Continued pursuit of the programs and projects set forth in this Element must take the form of active participation by both the public and private sectors in a variety of projects addressing local housing needs. Solutions to housing problems will only be achieved through a well-coordinated effort among public officials, private owners, lending institutions, developers and the general public, all of whom should be expected to maintain a continuing interest in the local housing environment.

The City of Del Rey Oaks is located on the central California coast, approximately 100 miles south of San Francisco. Del Rey Oaks is situated on the Monterey Peninsula between the cities of Seaside and Monterey. Principal highway access to the community is provided by Canyon Del Rey Boulevard which runs the length of the city and links State Highway 1 to Highway 68. Del Rey Oaks is predominantly a "bedroom community" with few commercial land uses.

The topography of the community is characterized by sandy slopes rising from the Canyon Del Rey Creek bed. The local climate is mild, and fairly typical of the Monterey Bay area. Summer seasons are long and dry with frequent fog while the wet winter seasons are relatively short. Average daily temperatures range from the 40's in January to the 60's in July. Rainfall is light to moderate on the peninsula, ranging from approximately 12-18 inches depending on location.

To the east of Del Rey Oaks' city limits lies Fort Ord Military Reservation and unincorporated county land. Del Rey Oaks is bounded to the west by the City of Monterey and to the north by the city of Seaside. The southern city limits lie directly adjacent to the Monterey Peninsula Airport. For statistical purposes, Del Rey Oaks is defined as census tract 134, with an area of 263 acres and a population density of 5.92 persons per acre.

The following section of this document describes selected characteristics of the community which are the most important in determining housing need. These include population, household size, ethnic distribution, age, income, industry of employment, and occupation. Also included is information relevant to groups with special housing needs which include the elderly, handicapped, large families, farmworkers, female headed households, and persons in need of emergency shelter.



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## Population

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Del Rey Oaks became an incorporated city in 1953, with a population of 1,509. By 1970, the population had grown to 1,823. From 1970 to 1980, the population declined by 15%, reflecting a decrease in household size. Recent figures from the 1990 census put the population of Del Rey Oaks at 1,661. This represents an average annual growth rate of 0.65% between 1980 and 1990. Table 1 depicts population growth in the city since 1960.

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**Table 1** **Del Rey Oaks Population Growth 1970 to 1990**

	<u>1960</u> <sup>1</sup>	<u>1970</u> <sup>2</sup>	<u>1980</u> <sup>3</sup>	<u>1985</u> <sup>4</sup>	<u>1990</u> <sup>5</sup>
Population	1,831	1,823	1,557	1,580	1,661

<sup>1</sup> 1960 Census

<sup>2</sup> 1970 Census

<sup>3</sup> 1980 Census

<sup>4</sup> California State Department of Finance, Population Estimates of California Cities and Counties

<sup>5</sup> 1990 Census

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## Projected Population

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The Association of Monterey Bay Area Governments has developed population projections for local cities through the year 2005. Table 2 depicts projections of population for Del Rey Oaks. Forecasts for Monterey County are also included for comparison. Based on a constant household size, AMBAG had forecast that by the year 2005 the city would have a population of 1,840. If household size continues to drop this figure is unlikely to be accurate. Del Rey Oaks is almost entirely built out. With few opportunities for new housing development and a declining household size, the population of Del Rey Oaks can be expected to remain fairly constant.

## Households

Knowledge of household characteristics, including size and composition, is essential in determining housing needs for a community. Trends in household size and income as well as the characteristics of large families and female headed households all indicate special planning needs.

Table 2 depicts the average household size in the city for 1960 through 1990. As can be seen, household size dropped sharply between 1970 and 1980. The drop from 3.4 persons per unit to 2.7 per unit represents an 18.5 percent decrease. Although the California State Department of Finance shows a higher median household size in 1985, the 1990 census figure remains at 2.39.

**Table 2** Del Rey Oaks Median Household Size 1970 to 1990

<u>1970</u> <sup>1</sup>	<u>1980</u> <sup>2</sup>	<u>1985</u> <sup>3</sup>	<u>1990</u> <sup>4</sup>
3.36	2.39	2.77	2.65

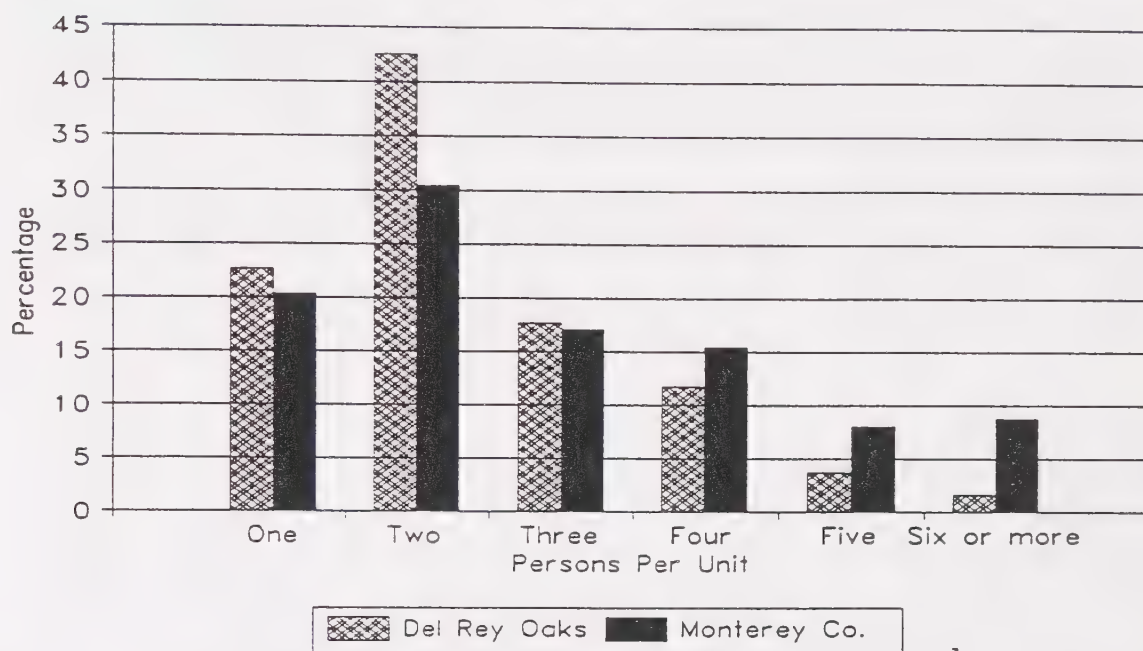
<sup>1</sup>U.S. Census 1970

<sup>2</sup>U.S. Census 1980

<sup>3</sup>California State Department of Finance

<sup>4</sup>U.S. Census 1990.

Figure 2 on the following page compares data from the 1980 census for household size in Del Rey Oaks and in Monterey County. One- and two-person households accounted for 65 percent of all households in Del Rey Oaks. Countywide, one- and two-person households accounted for 51 percent of the total. The percentage of three-person households in Del Rey Oaks is very close to the percentage countywide. Larger households however, account for a much smaller percentage of households in Del Rey Oaks than they do throughout Monterey County. Households with five or more members accounted for 5.3 percent of all households in Del Rey Oaks and 16.8 percent of households countywide.

**Figure 1****Households by Persons in the Household****Ethnicity**

State housing law requires promotion of housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color. While a minority population which is lower than the regional average does not necessarily indicate discriminatory practices, it may indicate that housing availability for these groups is limited for one reason or another.

The ethnic distribution of Del Rey Oaks changed very little between 1980 and 1990. During this period, the proportion of non-hispanic whites increased slightly, from 85 percent to 86 percent. The proportion of Hispanics also showed a modest increase from 5.6 percent to 6.5 percent of the total population. At the same time, Native Americans, Asians, and Pacific Islanders decreased in numbers, and together accounted for just over 6 percent of the population in 1990.

The last two decades were ones of great change in the ethnic makeup of Monterey County. This change was particularly dramatic in the agriculturally based communities throughout the county. The 1990 census shows that the non-hispanic white population in most of these communities now amounts to less than 50 percent of the total population, while Hispanics account for the majority. Changes in the ethnic distribution of Del Rey Oaks and other Monterey Peninsula cities have been more gradual.

Table 3

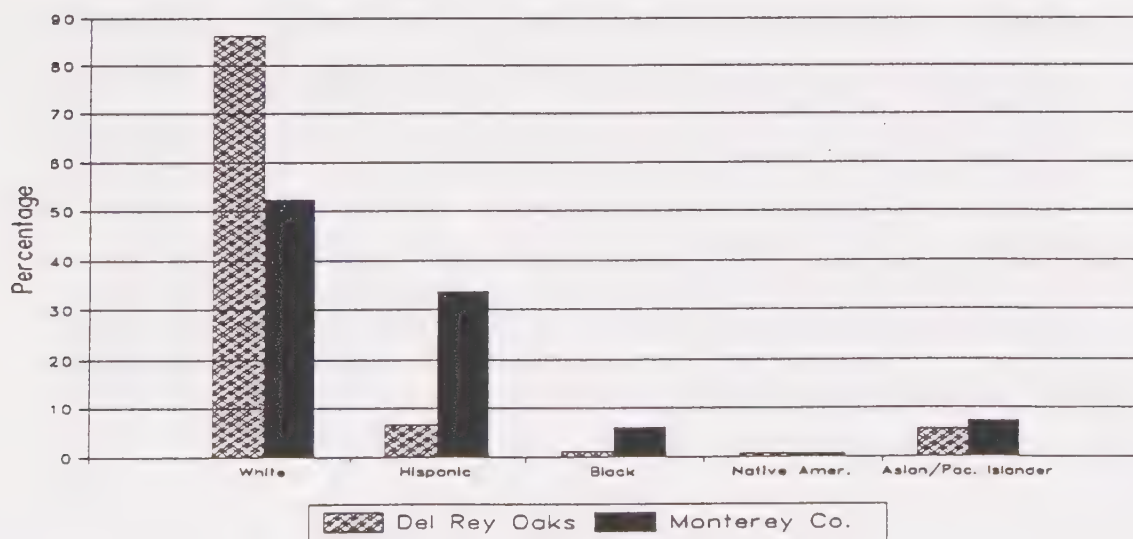
Ethnic Distribution: Del Rey Oaks 1980 and 1990

		% of Pop.		% of Pop.
	1980	1980	1990	1990
White (non-Hispanic)	1,323	85.0%	1,434	86.3%
Hispanic	87	5.6%	108	6.5%
Black (non-Hispanic)	13	0.8%	16	1.0%
Native American	16	1.0%	9	0.5%
Asian and Pacific Islander	101	6.5%	94	5.7%
All Other	17	1.1%	0	0.0%
Total	1,557	100%	1,661	100%

Source: U.S. Census, 1970 and 1980

Figure 2

Ethnic Distribution in 1990





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## Age

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Determining the age distribution of a population can provide evidence of special housing needs as well as social service and recreation needs of a community. The age distribution can also serve as an indicator of future housing needs as the population ages.

In 1980, there were 204 families with children in Del Rey Oaks; in 1990, there were only 183. The average number of children per family has also decreased during this time from 1.72 in 1980 to 1.51 in 1990. In 1990, persons under the age of 18 accounted for a smaller percentage of the population in Del Rey Oaks (16.3 percent) than they did in the county as a whole (27.5 percent).

Data from the 1990 census indicate that persons in all age groups under 35 account for a smaller percentage of the population in Del Rey Oaks than in the county as a whole. At the same time, persons in all but one of the age groups over 35 account for a larger proportion of the population in Del Rey Oaks than they do countywide. The exception among these age groups is persons 85 and older, who account for 0.3 percent of the population in Del Rey Oaks and 0.9 percent of the population countywide.

The figures suggest that there may be an inadequate supply of affordable housing for young people and families in the community. Table 5 and Figure 3 on the facing page depict the distribution of population into age cohorts for Del Rey Oaks and Monterey County.

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## Income and Poverty Status

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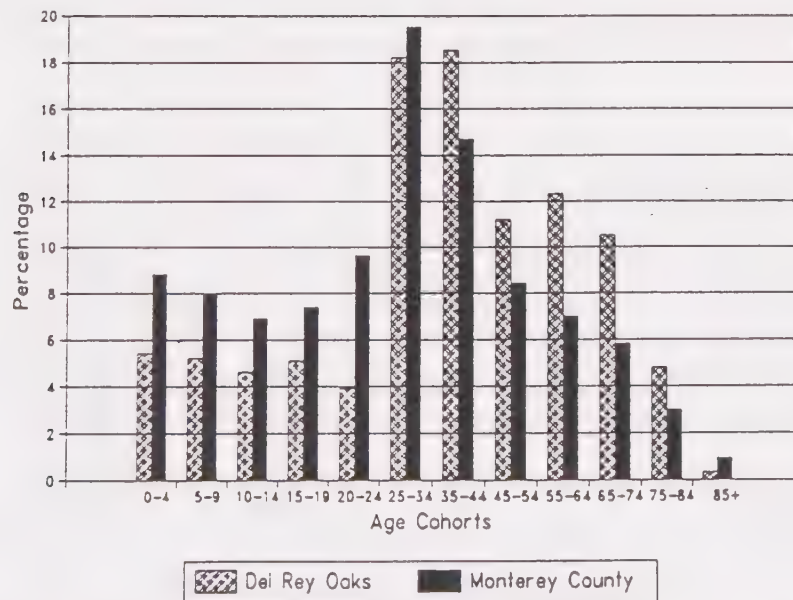
Statistics on income distribution in a community not only provide an indication of ability to pay for housing and future housing needs of those already living in the community, they also can serve as an indicator of limited housing opportunities for particular income groups. 1980 is the latest year for which household income and poverty statistics for the city are available.

In comparison to the rest of Monterey County, in 1980 Del Rey Oaks had fewer residents in the lowest and highest income groups. Only 11.2 percent of Del Rey Oaks residents reported annual incomes under \$10,000, compared to 25 percent of county residents. The percentage of residents reporting annual incomes over \$50,000 was also

**Table 4****Age Distribution in 1990**

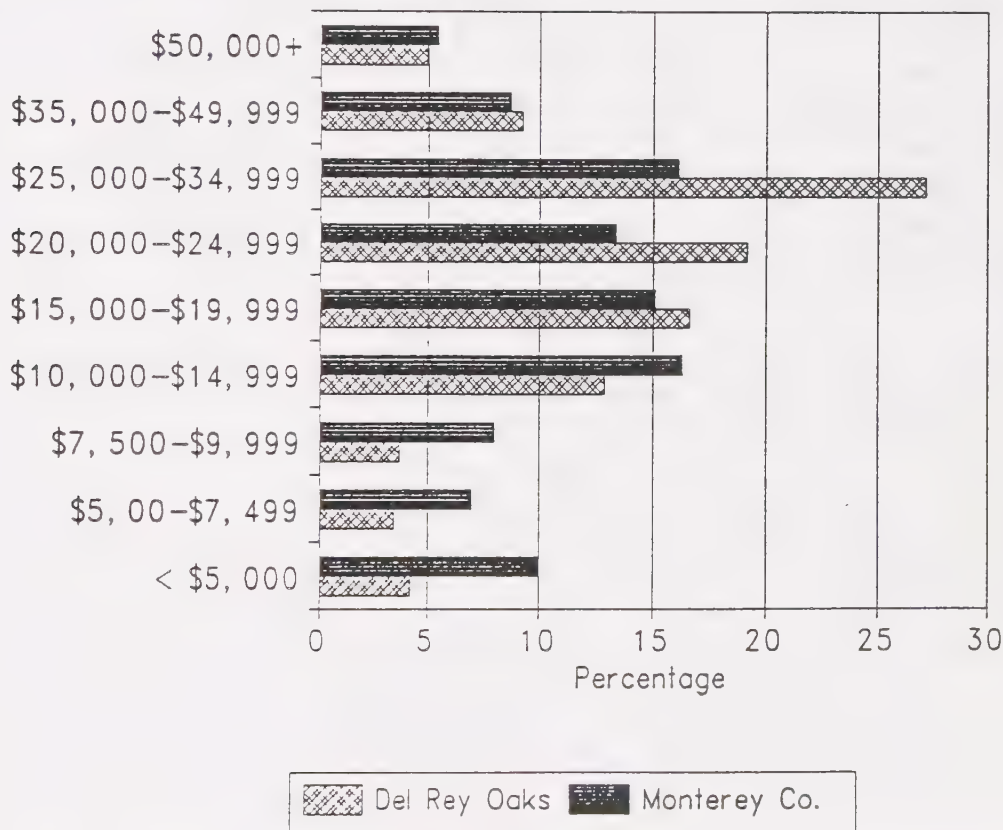
Age Group	Population in Del Rey Oaks	% of Total
0-4	90	5.4%
5-9	86	5.2%
10-14	77	4.6%
15-19	84	5.1%
20-24	64	3.9%
25-34	302	18.2%
35-44	308	18.5%
45-54	186	11.2%
55-64	205	11.3%
65-74	174	10.5%
75-84	80	4.8%
85+	5	0.3%
<b>Total</b>	<b>1,661</b>	<b>100%</b>

Source: U.S. Census 1980

**Figure 3****Age Distribution in 1990**

somewhat lower (4.9 percent compared to 5.4 percent for the county as a whole). Almost three quarters (72.2 percent) of Del Rey Oaks residents reported incomes between \$15,000 and \$50,000 while only 53.3 percent of county residents fit this category.

Not surprisingly, median household income as well as median per capita income figures for Del Rey Oaks are higher than for the county as a whole. Del Rey Oaks per capita income was \$9,022 compared to the county per capita income of \$7,495. Median household income was \$22,897 compared to the county figure of \$17,658. Household income distribution for Del Rey Oaks and Monterey County is depicted in figure 4 and table 4.

**Figure 4****Household Income Distribution in 1980**

In 1980, there were 47 people living below the poverty level in Del Rey Oaks. Included in this number were five persons over 65. The 1990 census data on income and poverty status is not available at this writing. If the percentages have remained constant, there would be 50 people living below poverty in Del Rey Oaks in 1990, including 12 children and five persons over 65.

**Table 5 Household Income Distribution in 1980<sup>1</sup>**

Income Range	Households	% of Total	% of Monterey County
\$0-\$4,999	24	7.3%	10.0%
\$5,000-\$7,499	19	9.3%	7.0%
\$7,500-\$9,999	21	7.9%	8.0%
\$10,000-\$14,999	73	17.0%	16.3%
\$15,000-\$19,999	94	16.6%	15.1%
\$20,000-\$24,999	109	15.2%	13.4%
\$25,000-\$34,999	154	16.5%	16.1%
\$35,000-\$49,999	52	8.2%	8.7%
\$50,000 +	28	2.0%	5.4%
Total	567	100%	100%

## Industry and Occupation of Employment

Information on occupation and employment can be useful in determining special housing needs of employment groups. Projected growth or decline in particular industries can also serve as an indicator of future housing demands.

Tables 7 and 8 and Figures 5 and 6 provide information on the industry of employment and occupation in 1980. In many respects the patterns of employment in Del Rey Oaks are similar to those in the county as a whole. Notable differences exist in agricultural employment however, which employs 15 percent of workers countywide but only 3 percent of workers in Del Rey Oaks. Workers in executive, managerial, administrative, and professional occupations are more heavily represented in Del Rey Oaks than in the rest



of the county. These categories account for 26 percent of employment countywide and 40 percent of employment in Del Rey Oaks.

Table 6

## Industry of Employment in 1980

Industry	Del Rey Oaks	% of Total	Monterey County	% of Total
Agriculture	24	3.1%	17,348	15%
Construction	44	5.6%	5,591	4.9%
Nondurable Goods Manufact.	26	3.3%	6,938	6.1%
Durable Goods Manufact.	10	1.3%	3,632	3.2%
Transport., Comm., Pub. Util.	60	7.7%	5,950	5.2%
Wholesale Trade	11	1.4%	4,166	3.7%
Retail Trade	149	19.0%	20,723	18.3%
Finance, Insur., Real Estate	62	7.9%	6,231	5.5%
Services	317	40.5%	8,085	30.6%
Public Administration	80	10.2%	8,085	7.1%
Total	783	100%	113,412	100%

Source: U.S. Census 1980

Figure 5

## Industry of Employment

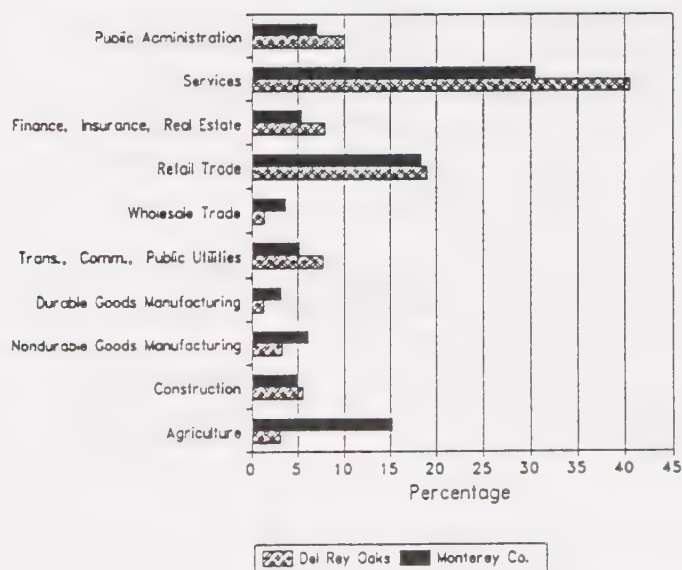


Table 7

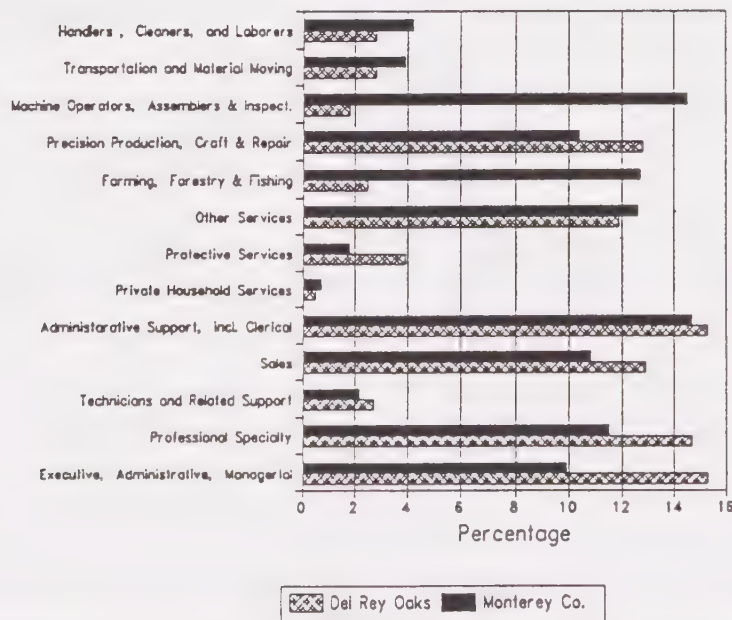
## Occupation in 1980

Occupation	Workers	% of Total
Executive	118	15.3%
Professional Specialty	114	14.7%
Technicians, Related Support	21	2.7%
Sales	100	12.9%
Admin. Support, Clerical	118	15.3%
Private Household	4	0.5%
Protective Services	30	3.9%
All Other Services	92	11.9%
Farming, Forestry & Fishing	19	2.5%
Precision Prod., Craft, Repair	99	12.8%
Machine Oper., Assemb. & Inspectors	14	1.8%
Transportation, Material Moving	22	2.8%
Handlers, Cleaners, Laborers	22	2.8%
Total	773	100%

Source: U.S. Census 1980

Figure 6

## Occupation in 1980



Services and retail trade were the most heavily represented industries of employment in Del Rey Oaks in 1980. AMBAG projects employment growth of 16% in both retail and services countywide between 1990 and 1995. While growth forecasts for services and retail are projected to remain strong, closure of Fort Ord as proposed by the Department of Defense, would certainly affect employment in both services and retail.

## Commuting

The extent to which workers live in one locality but work in another gives an indication of an imbalance between housing and employment opportunities. The concept of a jobs/housing balance is as much an environmental issue as it is a housing issue. The provision of affordable housing close to job centers can have beneficial fiscal and environmental impacts. The 1980 census provides work location and travel time to work for each locality. This data can be used to evaluate the relative balance between jobs and housing.

According to census data, 46 percent of Del Rey Oaks residents worked in the City of Monterey and another 14 percent worked in Seaside. Only 2 percent of Del Rey Oaks residents worked outside the county. Overall, 89 percent of commuters from Del Rey

**Table 8 Home to Work Travel Time : Del Rey Oaks 1980**

Travel Time	# of Workers	% of Total
0-9 minutes	162	22.5%
10-19 minutes	387	53.8%
20-29 minutes	94	13.1%
30-59 minutes	57	7.9%
one hour +	20	2.8%
Number of Workers Reporting	720	100%

Source: U.S. Census 1980

Oaks had a travel time to work of less than 30 minutes, while 11 percent travelled more than 30 minutes to arrive at work. Travel times for Del Rey Oaks workers closely reflect average travel times for the county as a whole. The figures indicate that although employment opportunities within the City of Del Rey Oaks are limited, workers do not have to travel long distances to reach their work destination. Table 8 provides a breakdown of home to work travel times for Del Rey Oaks residents.

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## Special Housing Needs Groups

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### Elderly

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Elderly residents often live on fixed incomes and are therefore especially sensitive to rising housing costs. The need for affordable housing for older residents can be met through a variety of provisions including smaller attached, detached, and second units. The special needs of these residents also include proximity to retail stores, services, and transportation.

Within the community, there were 259 persons 65 and older in 1990. There were also 114 households headed by a person 65 or older. Information on household income from the 1990 census is not yet available at this writing. However, in 1980, the percentage of people living below the poverty level was identical for persons over 65 and the population in general (3 %).

While many elderly persons live in homes which were bought twenty or thirty years ago, and are therefore not strongly affected by rising housing costs, these homeowners would be affected by rising costs of labor and materials to make house repairs.

### Single-Parent Families

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Most single-parent families with children are headed by women. This type of household falls into the special needs category by virtue of the fact that they have the lowest average family income and can therefore least afford suitable housing. However, single-parent families headed by men may experience similar problems.



Table 9 portrays data on single-parent families in Del Rey Oaks. In 1990, there were 696 households in Del Rey Oaks; 27 of these households consisted of families headed by single parents. Female headed families (with children) comprised 3.2 percent of all households in 1990. Families (with children) headed by men with no wife present accounted for another 0.7 percent of all households in Del Rey Oaks.

**Table 9** **Single-Parent Families in Del Rey Oaks**

		% of all households
<b>Female Householder</b>		
(no husband present)	48	6.9%
with related children	22	3.2%
no related children	26	3.7%
<b>Male Householder</b>		
(no wife present)	11	1.6%
with related children	5	0.7%
no related children		%
<b>Total</b>	<b>59</b>	<b>8.5%</b>

Source: U.S. Census 1990

### **Persons with Disabilities**

The number of persons with disabilities has important planning implications for a community. Specialized needs include certain social services, disabled access throughout the city, and housing units with handicapped access and other modifications. Persons who are not able to use public transportation due to a physical disability are currently aided by Rides and Care-A-Van, but the needs of disabled persons to live near shops and services must also be met.

A large proportion of handicapped people are unable to work because of their disabilities. There are also a number of people whose handicap prevents them from being able to use public transportation. Table 10 depicts data from the 1980 census for Del Rey Oaks on work and public transportation disabilities. Overall, 8.0 percent of Del Rey Oaks residents reported work disabilities and 2.4 percent reported transportation dis-

abilities. The figure for work disabilities was slightly lower than the state average which was 8.4 percent. The figure for public transportation disabilities however was somewhat higher than the state average of 1.7 percent. The city's population has increased very little since 1980, so these figures may well represent the best estimate for 1990 as well.

**Table 10      Persons with Disabilities in 1980**

**Work Disability**

In Labor Force	29
Not in Labor Force-Prevented from working	41
Not in Labor Force-Not Prevented from working	16
No disability	988

**Public Transportation Disability**

Age 16-64 with disability	10
Age 16-64 without disability	1,064
Age 65 + with disability	20
Age 65 + without disability	132

Source: U.S. Census 1980

**Large Families**

A large family is usually defined as one with five or more family members. Large families represent a need for housing units with three or more bedrooms. Large households often experience difficulty finding a house of adequate size that would be considered affordable.

According to the 1990 census, the average family size in Del Rey Oaks is 2.78 persons, considerably smaller than the county average of 3.42 persons. The census indicates that only 37 families in Del Rey Oaks had five or more members.

A total of 38 households included five or more persons, representing 5.5% of the total households in the city. In order to avoid overcrowding, large families require housing units with five or more rooms. While there is no way of knowing whether or not such housing units are actually occupied by large families, there appear to be plenty of large

units available in the community. The 1990 census shows that there were 704 units with five or more rooms.

### **Persons in Need of Emergency Shelter**

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Homeless persons, victims of abuse, and other individuals represent housing needs which are not being met by the traditional housing stock. These persons require temporary housing and assistance at little or no cost to the recipient. Although homeless persons are occasionally evident within the community, it is difficult to determine the homeless population or to classify a homeless person as a resident of one particular city or another. There were no homeless persons in Del Rey Oaks that were enumerated in the 1990 Census.

Reports on the number of requests for emergency shelter provide one indication of the need for emergency shelter in an area. The Social Services office serving Del Rey Oaks and other Monterey Peninsula cities is located nearby in Seaside. This office received 480 requests for shelter during 1989. Of these requests, 266 were for temporary shelter, while 214 were for permanent housing. In 1990, Social Services received 718 requests for homeless assistance, representing a 67% increase over the previous year.

Requests to Social Services for emergency housing by no means represent the total number of people seeking emergency shelter. There are a number of other agencies and organizations which also provide support to those seeking emergency shelter. There are also an undetermined number of people who live in cars or on the street and decline to seek assistance.

In 1990, A Study of Homelessness in Monterey County was prepared for Housing for the Homeless, Inc.. The study estimated that there were between 1,300 and 2,200 homeless adults and 370 to 630 homeless children in Monterey County. These figures indicate that the need for emergency shelter and housing assistance is an increasingly significant one, which needs to be addressed at local as well as state and federal levels.

State Housing Element Law requires that each jurisdiction identify sites on which emergency shelters could be built, or designate land use zones in their zoning ordinance in which emergency shelters are an allowed use.

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### Farmworkers

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Historically, farmworkers have had a difficult time finding affordable housing. This was due to a combination of migratory employment patterns, the seasonal characteristics of the employment, the workers' limited English skills, large family sizes, and low household incomes. All of these factors made it not only nearly impossible to secure loans for the purchase of homes, but also difficult to even obtain suitable rental housing.

In farming communities, many housing units once meant for seasonal occupancy by single men are now being used year around by farm laborers and their families. This situation increases the concern that many farmworkers are living in inadequate and deteriorating housing units. Overcrowding is another fairly common condition among farmworker households.

Del Rey Oaks, however, is not a farming community. It is located in the heart of the urbanized Monterey Peninsula portion of the county. Monterey County's farmworkers generally live in or near the agricultural Salinas Valley, and not on the Monterey Peninsula. It is not likely that there many (if any) farmworker households in Del Rey Oaks. According to the 1980 Census (the most recent data available at this writing), only 3.1% of Del Rey Oaks workers worked in agriculture (a figure which could include anything from executives of agri-business firms to farm laborers) , versus 15% countywide (see table 6). For this reason, the housing needs of farmworkers are not considered to be an overriding concern in Del Rey Oaks at this time. In any case, housing policies that will assist in the production of units affordable to lower income households in general, will also assist in meeting the housing needs of any farmworker households that may exist in Del Rey Oaks.



The chapter describes the supply and condition of the existing housing stock in Del Rey Oaks. The local housing supply is described in terms of total stock, unit size, unit age and condition, tenure, cost of housing and ability to pay, and vacancy rates.

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### Housing Supply and Composition

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In 1970, there were 545 housing units in Del Rey Oaks. By 1980, the housing stock had grown by only 32 units to a total of 577. Since 1980, two condominium projects have been completed, creating an additional 147 units in the community.

The residentially zoned land in Del Rey Oaks is almost entirely built out though, so there will only be limited opportunities for new development in the future. Any future development will therefore consist largely of second units and replacement of demolished units. Table 11 depicts historical growth of the total Del Rey Oaks housing stock between 1970 and 1990.

A mix of housing types is considered desirable in order to provide a variety of options for renters and home owners of all income groups. Such a mix can also help ensure that current residents who experience a change in income, including first time renters, are not forced to look elsewhere for housing.

Table 12 on the next page shows the distribution of units by type in Del Rey Oaks from 1970 to 1990. Table 13 provides a more detailed breakdown of the units present in the community in 1980 by the type of structure in comparison with Monterey County and the State of California. The housing stock in Del Rey Oaks consists almost entirely of single family residences. In 1980, 556 or 96 percent of all housing units in the community were single-family dwellings. Countywide, single-family dwellings accounted for only 66 percent of all housing units. In 1980, there were 21 multi-family dwellings. No mobile homes or manufactured housing exists in the community at this time.

Due to the short supply of apartments, housing opportunities for renters are limited in Del Rey Oaks. Of the 567 occupied housing units in 1980, only 91 or 16.7% were renter occupied. At the same time, 46.9% of all units in the county and 44.1% of units in the state were renter occupied.

**Table 11 Distribution of Units by Type in Del Rey Oaks: 1970 to 1990**

Unit Type	1970 <sup>1</sup>	% of Total	1980 <sup>2</sup>	% of Total	1990 <sup>3</sup>	% of Total
Single-Family	533	98%	556	96%	557	77%
Multi-Family	12	2%	21	4%	171	24%
Total	545		577		728	

<sup>1</sup> U.S. Census 1970

<sup>2</sup> U.S. Census 1980

<sup>3</sup> California State Dept. of Finance, Population and Housing Estimates for California Cities and Counties

**Table 12 Number of Units by Units in Structure in 1980**

Unit Type	Del Rey Oaks	% of Units	% of Monterey County	% of California
1, single family	556	96.4%	65.9%	62.4%
2 units (duplex)	11	1.9%	4.0%	3.4%
3 or 4 units in structure	9	1.6%	5.0%	6.0%
5 or more	1	0.2%	20.6	24.1%
Mobile Home	0	0%	4.5%	4.2%
Total Housing Units	577	100%	100%	100%

Source: U.S. Census 1980

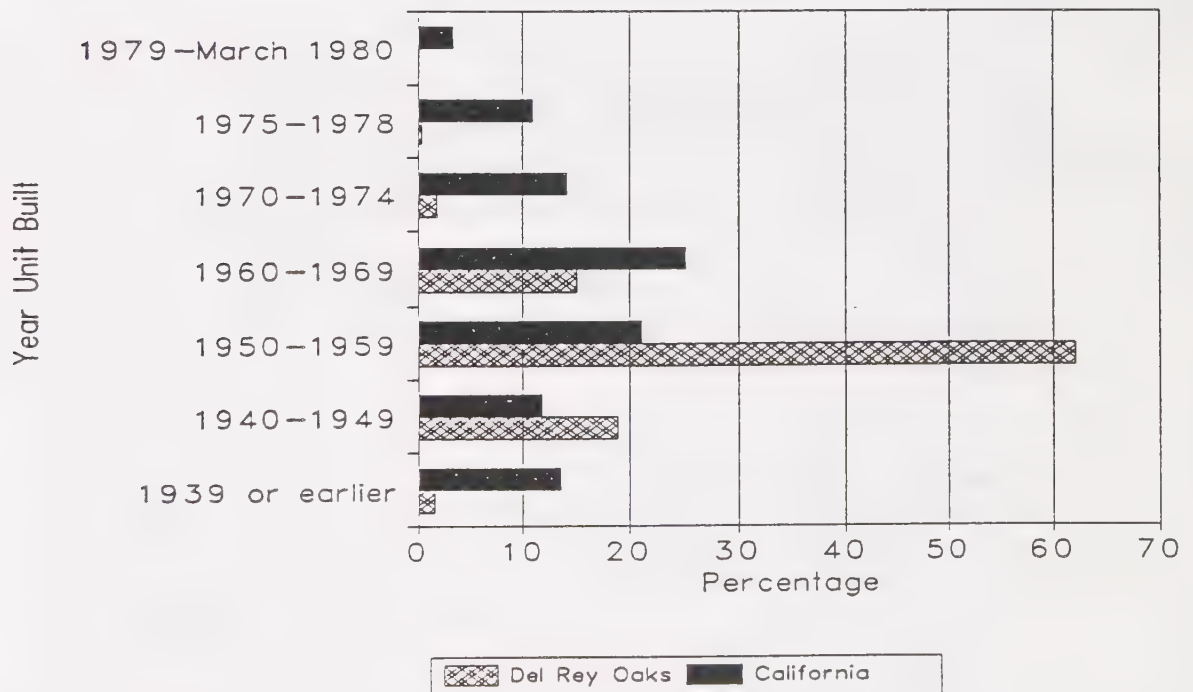
## Housing Stock Age

The age of the housing stock is an important policy concern to the city. Homes thirty years or older tend to show signs of their age in the form of sagging roofs, deteriorated plumbing, inadequate heating and ventilation systems and termite infestations. The

**Table 13** Number of Housing Units by Year Structure Built

Year	Del Rey Oaks	% of Total	% of Monterey County	% of California
1979-March 1980	0	0.0%	3.4%	4.0%
1975-1978	2	0.4%	10.9%	10.3%
1970-1974	11	1.9%	14.1%	12.8%
1960-1969	87	15.1%	25.1%	23.9%
1950-1959	359	62.2%	21.1%	22.0%
1940-1949	109	18.9%	11.8%	12.2%
1939 or earlier	9	1.6%	13.6%	14.7%

Source: U.S. Census 1980

**Figure 7** Distribution of Units By Year Structure Built

U.S. census indicates that in 1980, 477, or 83 percent of the total housing stock in Del Rey Oaks was over 30 years old. By contrast, only 46 percent of total county stock was over thirty years old. Table 13 and Figure 7 depict the distribution of ages of units in Del Rey Oaks.

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## Housing Condition

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The housing stock in Del Rey Oaks appears to be well maintained. There is clearly a potential need for renovation however, considering the overall age of the stock. A detailed study of all 577 units was completed by the city in connection with the Community Development Block Grant Program in 1985. This survey found that over 400 units (69% of the total stock) did not meet federal (HUD) standards for suitable housing quality and can therefore be considered suitable for rehabilitation. While moderate to extensive dilapidation was found, no units were found to be in such an advanced state of decay that they would require demolition. The census reported no boarded up units in the city.

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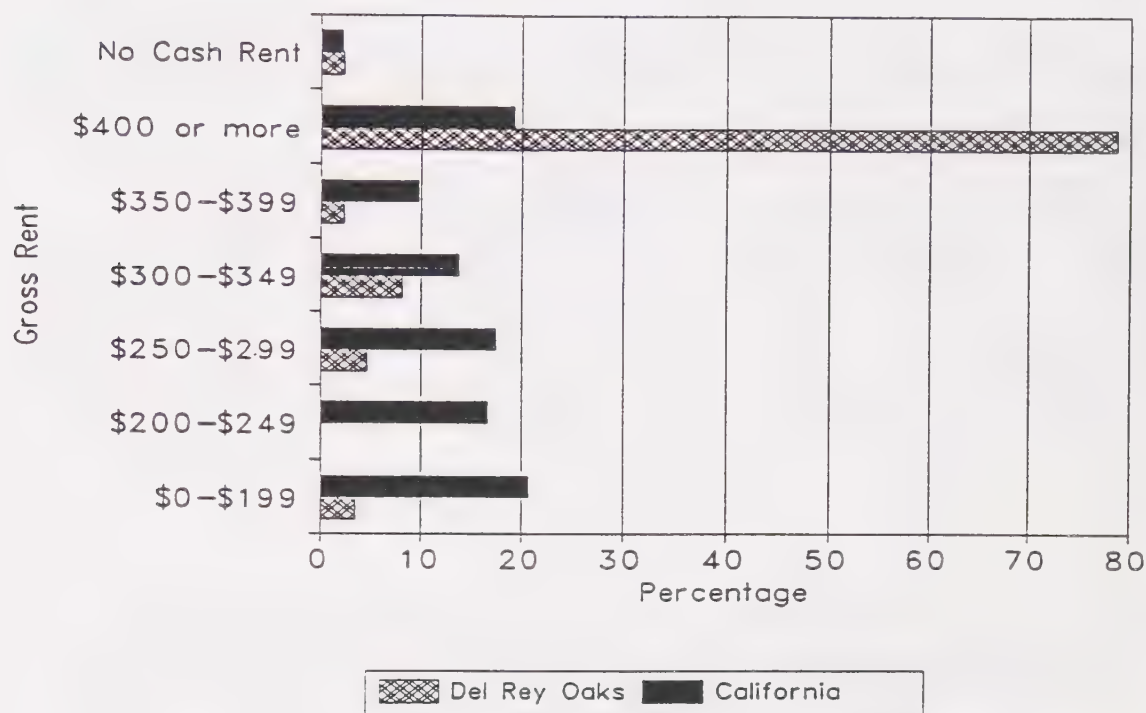
## Housing Cost

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Housing costs, when compared with area incomes, provide an indication of the affordability of housing in the area. Table 13 and Figure 7 depict gross rent for renter occupied units as reported by the 1980 census. Data for Monterey County and the state are provided for comparison. As can be seen in Table 13, Del Rey Oaks has a severe shortage of units with low and moderate rents. Both the county and the state had a much higher percentage of units with gross rent of less than \$200 a month. Only 19% of rental units in Del Rey Oaks rented for less than \$400 a month compared to 77% of units countywide and 78% statewide.

Table 14 provides a comparison of gross rent with ability to pay, for households at different income levels. The State of California defines overpayment as payment of over 25% of gross household income for housing. Based on the state definition, 64% of renter households in Del Rey Oaks were overpaying for housing. While the percentage was as low as 29% for households with annual incomes over \$20,000, fully 100% of households with incomes under \$20,000 were overpaying. Most of the households with incomes under \$20,000 were paying over 35% of household income for rent. Not



**Figure 8** Distribution of Renter Occupied Units by Rent in 1980**Table 14****Number of Units by Gross Rent in 1980**

Gross Rent	Del Rey Oaks	% of Total	% of Monterey County	% of California
\$0-\$199	3	3.5%	16.9	20.7
\$200-\$249	0	0.0	15.1	16.6
\$250-\$299	4	4.7	19.7	17.5
\$300-\$349	7	8.2	16.3	13.7
\$350-\$399	2	2.4	9.5	9.8
\$400 or more	67	78.8	17.1	19.3
No Cash Rent	2	2.4	5.4	2.3

Source: U.S. Census 1980

surprisingly, the median gross rent, \$462 in Del Rey Oaks, was significantly higher than either the county or the state median of \$283.

**Table 15 Gross Rent as a Percentage of Household Income: Del Rey Oaks**

% of Income Paid as Rent	\$0- \$9,999	\$10,000- \$19,999	\$20,000 or more
0-19%	0	0	19
20-24%	0	0	11
25-34%	2	12	12
35% or more	17	12	0
Not computed	0	0	0
% overpaying	100%	100%	28.6%

Source: U.S. Census 1980

Table 15 and Figure 9 depict monthly costs for owner occupied units in Del Rey Oaks in comparison with the city and the state. Del Rey Oaks had a lower percentage of units with monthly costs under \$200 than did the county or the state. The city had a higher percentage of units with monthly owner costs between \$200 and \$299 and between \$400 and \$599. Median monthly owner costs were higher than either the state or county median.

Table 17 provides a comparison of monthly owner costs and ability to pay for owner occupied housing. Just over 30% of owner households overpaid for housing in 1980. Among households with incomes over \$20,000 the percentage of those overpaying was as low as 19%; among households with incomes under \$20,000 however, the percentage of those overpaying exceeded 50%.

Generally, households with 80% or less of the county median household income are considered to be lower income. Median household income in Monterey County in 1980 was \$17,661. For Monterey County, 80% of median household income would therefore be \$14,129. The Association of Monterey Bay Area Governments reported in Regional Housing Needs Report 1980 to 1990 that 135 households in Del Rey Oaks were lower

income in 1980. Of these, 26 paid more than 25% of reported income for rent. Another 48 paid more than 25% for mortgage. Overall, 74 (55%) of lower income households were overpaying for rent in 1980.

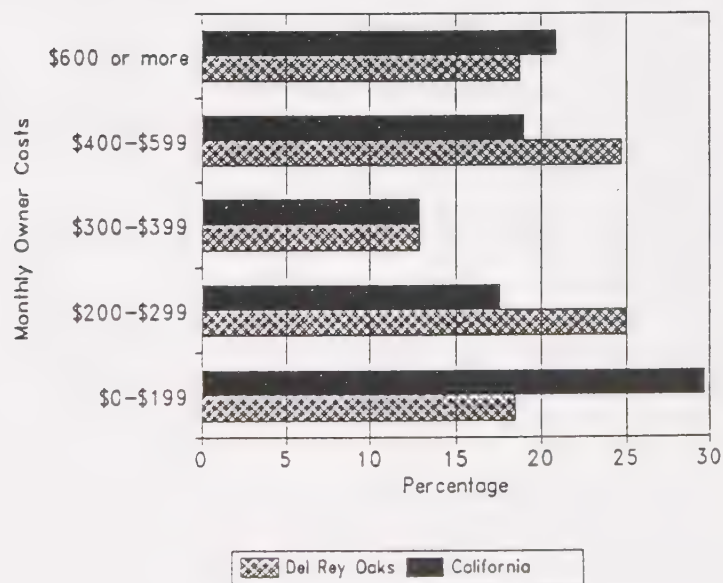
**Table 16**      **Number of Owner Occupied Units by Monthly Cost in 1980**

Monthly Owner Costs	Del Rey Oaks	% of Total	% of Monterey County	% of California
\$0-\$199	66	18.5%	31.4%	29.7%
\$200-\$299	89	25.0	18.1	17.6
\$300-\$399	46	12.9	12.8	12.9
\$400-\$599	88	24.7	18.8	19.0
\$600 or more	67	18.8	19.0	20.9

Source: U.S. Census 1980

**Figure 9**

**Monthly Owner Costs**



**Table 17      Owner Costs as a Percentage of Household Income**

% of Household Income Paid as Owner Costs	\$0- \$9,999	\$10,000- \$19,999	\$20,000 or more
0-19%	8	28	195
20-24%	2	13	30
25-34%	11	26	40
35% or more	6	20	13
not computed	4		
% overpaying	54.8	52.9	19.1

Source: U.S. Census 1980

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## Overcrowding

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Overcrowding is often a symptom of high housing costs, as households add additional members to make the housing more affordable. The U.S. Census Bureau has determined that occupancy by over 1 person per room be considered overcrowding.

In 1990, 1% of units in Del Rey Oaks were occupied by more than one person per room. The level of overcrowding in the community was much lower than that experienced state or countywide; 12.3% of all units in California and 15.2% of units in Monterey County were considered overcrowded. Renter occupied households in Del Rey Oaks experienced more overcrowding (2.9%) than owner occupied households (0.5%), but still far less than state or county averages.

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## Vacancy

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A 5% effective vacancy rate is considered desirable, in order to provide for adequate consumer choice and mobility as well as adequate returns to providers. This rate includes only the vacant units which are for sale or for rent.

Vacancy rates in Del Rey Oaks, as reported by the 1990 U.S. Census, were somewhat lower than in surrounding areas. Overall the vacancy rate in the community was 5.0%, with an effective vacancy rate of 2.7%. The effective vacancy rate countywide was



2.9%. The low vacancy rate in Del Rey Oaks indicates that availability of housing is limited.

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## Energy Conservation

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In 1980, the typical California family spent over \$500 for energy in the home. The California Energy Commission has estimated that through the year 2000 energy costs will continue to rise at a rate in excess of inflation. Clearly the cost of energy in the home is, and will continue to be, a major expense for residents of the state. As a result, energy conservation in the home has the potential to bring about a considerable decrease in the overall cost of housing without a substantial capital investment. In addition, a larger proportion of the money spent on energy conservation is likely to circulate in the local economy than money spent on energy bills. A study carried out by the County of Santa Cruz found that 40-60% of money spent on energy conservation circulated in the local economy. The same was true of only 15-20% of money spent on energy bills.

On July 1, 1978, California began implementation of California Administrative Code Title 24, which set building standards for energy efficiency in all new homes. With current residential building standards, a house designed today will consume only half of the energy consumed by the same size house built before the standards were implemented.

Since 1978, the Del Rey Oaks City Building Department has implemented Title 24 standards in compliance with state requirements. Energy conservation measures have also been incorporated into the housing rehabilitation program funded under the Community Development Block Grant Program. Recent construction in the Del Rey Oaks has been zero lot line units with shared common walls. This type of construction has proved to be very efficient in the use of energy for space heating.

Conservation techniques applicable to older housing units, including insulation and weather stripping, can result in substantial energy savings. Due to the age of the housing stock in Del Rey Oaks, considerable potential exists for energy conservation.

## 4

# Review of the 1985 Housing Element

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The State Housing Element law requires that each jurisdiction carry out a review of the progress made on the policies and programs specified in the Housing Element. The following chapter describes the policies and programs contained in the previous element and the efforts of Del Rey Oaks to accomplish them.

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### Policies

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1. To promote the development of housing to meet the needs of all segments of the population of Del Rey Oaks.
2. To increase the availability of affordable housing units.
3. To encourage the rehabilitation or redevelopment of aging sections of the community's housing stock.
4. To encourage the use of energy conserving measures in new housing.
5. To discourage discrimination in all segments of the community housing market.
6. To promote cooperation between the City and public and private organizations concerned with housing cost, availability, and quality.

In order to achieve these goals, the city will strive to meet the following objectives by July 1, 1991.

1. Promote the construction of 11 new housing units.
2. Facilitate construction of housing units affordable to very-low- and low-income households to ensure that percent of the housing stock is affordable to these households,
3. Conserve the existing affordable rental units.
4. Encourage the rehabilitation of 25 substandard units.

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## Housing Policies and Programs

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The following housing policies and programs have been designed to provide specific steps which must be carried out within specified timeframes to implement the preceding housing goals and objectives.

### Housing Development

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**Policy A: Encourage the development of housing to meet the needs of very-low-, low-income, and elderly households.**

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Program 1: Provide incentives such as density bonuses and fee waivers to encourage development of housing for lower- and moderate- income households.

Responsible Agency: City Council

### Progress and Evaluation

*A density bonus was granted to "The Oaks" condominium development, allowing an additional 39 units to be built, for a total of 150 renter and owner-occupied units. The 39 additional units were one-bedroom and studio units intended for lower- and moderate-income households, however they were sold at market rate and there are no current affordability controls. Although the city will continue to offer density bonuses and fee waivers, when possible, it is unlikely that this policy will result in the develop-*

*ment of any substantial number of affordable housing units over the next five years, since very few vacant parcels remain in the city. Between 1984 and 1991 the only new dwelling units built in the City were the 150 units built at the Oaks, plus a single new accessory unit, for a total of 151 units.*

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Program 2: Provide information to all eligible property owners concerning the City's second-unit ordinance.

Responsible Agency: City Council

Progress and Evaluation

*Information on second units has been provided to all eligible property owners. Since 1985, only two applications for second units were received. Both of the applications were approved, although only one unit was built. The second unit ordinance could serve as a valuable tool for increasing the supply of affordable housing in Del Rey Oaks, however this policy is ineffective without the interest of property owners. The City may want to consider reducing minimum lot size and other requirements for auxiliary housing units to increase property owner participation.*

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**Policy B: Encourage the development of all types of housing units.**

Program 3: Allow the placement of mobile homes, modular, and manufactured housing on permanent foundations in all residentially zoned areas.

Responsible Agency: City Council

Progress and Evaluation

*The City continues to allow the placement of mobile homes as well as modular and manufactured housing in all residentially zoned areas. Since 1985 there have been no requests for such units. The effectiveness of this policy relies not only on property owner interest but also on the availability of vacant parcels, of which there are very few in Del Rey Oaks. The City will retain this policy in the future*



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## Housing Affordability

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### **Policy C: Increase the availability of rental units in Del Rey Oaks.**

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Program 5: Protect the currently available rental units.

Responsible Agency: City Council

#### Progress and Evaluation

*At present the city has no complete inventory of rental units in the community. Without an inventory, it has been difficult to monitor the progress of this policy. Census data indicate that the number of rental units in Del Rey Oaks has increased from 91 in 1980 to 138 in 1990. Rental units now account for 20 percent of all housing units, up from 16 percent in 1980. It is unknown how much of this number represents rental units which were preserved.*

**Policy D: The City shall identify and solicit Federal and State financial assistance for the construction of rental housing units and for rent subsidies for very-low- and low-income households.**

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Program 7: The city shall apply for low interest loans, grants, and rent subsidies through the U.S. Department of Housing and Urban Development, the California Housing Finance Agency, Farmers Home Administration, and the State Department of Housing and Community Development on a yearly basis or as often as such funds are available.

Responsible Agency: City Council

#### Progress and Evaluation

*The city applied for and received a Community Development Block Grant in the amount of \$600,000. (see Program 9 below) Although staff is limited, the city should make a strong effort in the future to apply for other funds, in addition to Community Development Block Grant Funds.*

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Program 9: Identify and solicit low-interest loans, subsidies, and grants available from Federal and State agencies to continue and expand the housing rehabilitation program.

Responsible Agency: City Council

Progress and Evaluation

*The city applied for and received a Community Development Block Grant in the amount of \$600,000. To date, 19 units have been rehabilitated using these funds. The goal was to rehabilitate 25 units during this period, however only 19 applications were received. This policy has been valuable and effective.*

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**Policy F: Encourage the redevelopment of presently under-utilized commercial or residential properties.**

Program 10: Amend General Plan Land Use Element to identify areas suitable for redevelopment.

Responsible Agency: City Council, Planning Commission

Progress and Evaluation

*A hotel project has been proposed for land which was to have been identified for redevelopment. Another area has since been identified as being suitable for redevelopment. Progress and evaluation on Program 11 describes this area.*

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Program 11: Amend the Zoning Ordinance to allow densities of 18-25 units per acre in redeveloped areas.

Responsible Agency: City Council, Planning Commission

Progress and Evaluation

*An area has been identified as being suitable for rehabilitation. The area which has been designated a redevelopment area is currently zoned R-1. This area is an older section of town near commercial uses, and is currently developed with single-family units and has not been rezoned to a higher density. There are no immediate plans to upzone this area.*

**Program 12:** Allow a 25 percent density bonus and fee waiver (where feasible) for residential redevelopment which incorporates units for low- and moderate-income households.

Responsible Agency: City Council

Progress and Evaluation

*A density bonus was granted for "The Oaks", built in 1988. The proposed development included 111 units. City Council allowed an additional 39 units with the stipulation that they would be affordable to low and moderate income households. To meet this requirement, the developer simply built 31 one-bedroom units and 8 studio units and sold them at market rate. There were no affordability controls.*

Energy Conservation

**Policy G: Regulate the use of land to minimize energy consumption and maximize the efficiency of energy consumed.**

**Program 13:** Consider waiving setback and street orientation requirements to increase solar efficiency of new and redeveloped housing units.

Responsible Agency: City Council, Planning Commission

Progress and Evaluation

*There has been little opportunity to increase solar efficiency by waiving setback and street orientation requirements. Some energy-saving design features were however included in "The Oaks" development. Units were clustered, creating the opportunity for energy savings. Higher density development was allowed on the site, thereby preserv-*

*ing open space. Although limited opportunities for housing development in Del Rey Oaks mean that the opportunities for solar design will also be limited, the city will retain this policy.*

### **Discrimination**

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**Policy H: The City should cooperate fully with the County Housing Authority to investigate all alleged cases of housing discrimination in Del Rey Oaks.**

Responsible Agency: City Council

#### **Progress and Evaluation**

*No complaints of housing discrimination have been received by the City of Del Rey Oaks. The city may want to consider printing flyers which list phone numbers to call in cases of suspected housing discrimination. This action would seek to ensure that a lack of reported cases does not simply reflect ignorance of available resources.*

**Policy I: The city will actively seek to participate in and promote housing assistance services provided by such agencies as the Monterey County Housing Authority, the State Department of Housing and Community Development, and the U.S. Department of Housing and Urban Development.**

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**Program 15: The city will participate in public and private programs which promote development of affordable housing.**

Responsible Agency: City Council

#### **Progress and Evaluation**

*There has been very little housing development in Del Rey Oaks since 1985. Due to the lack of available land, this situation is likely to persist beyond 1996. Since 1985, the city has had little opportunity to promote development of affordable housing through public or private programs. The city's efforts to provide affordable housing will primarily need to focus on development of second units, redevelopment, and rehabilitation of existing units. This policy may be of limited value in the future.*





## Introduction

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The California housing element law requires that each jurisdiction's housing element clearly identify the housing needs of the community and develop specific, quantifiable policies and programs to meet those needs. Housing needs can be thought of as ways in which the housing units available do not match up with the type of housing which would best serve the people of the city, or as circumstances which limit the ability of the market to provide the type of housing which will best serve the people.

The state housing element law groups housing needs into six categories: 1) Adequate sites to meet housing needs, 2) Assistance for the development of low- and moderate-income housing, 3) Removal of governmental and non-governmental constraints on housing development, 4) Conservation and improvement of the existing housing stock, 5) Promotion of equal housing opportunity, 6) Other special needs identified in the housing element. Each jurisdiction is required by state law to address these housing needs with policies and programs in the housing element.

According to state law, the Housing Element of the General Plan must include "an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites." (Section 65583 (a)(3)). The following section will describe opportunities for housing development on both residentially zoned and non-residentially zoned property in the city.

The previous chapters of this element have presented an overview of population and housing-related characteristics of Del Rey Oaks and discussed potential problem areas. This chapter is intended to describe the community's housing opportunities to establish a basis for the formulation of housing goals, objectives, policies, and programs

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**Residentially Zoned Property**

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There is less than one acre of vacant residentially zoned land remaining in Del Rey Oaks. This land occurs as three parcels on widely separated sites throughout the town. Each is under the city's R-1 zoning which allows single-family homes with a minimum lot size of 6,000 square feet. As a result, a maximum of three single-family homes can be developed on these sites.

In addition to these properties, the City owns 15 parcels which total 2.1 acres. These sites are all steeply sloped and cut by Arroyo del Rey. For environmental reasons, the City is withholding the sites from development of any kind, and has integrated the properties into the adjoining city park.

Since the City is almost entirely built out, any future development will have to occur from second units and replacement of any demolished units. ✓

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**Redevelopment**

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The City of Del Rey Oaks contains only four sites which are not currently developed or zoned for residential uses, parks, or dedicated open space. Three are currently zoned "C-1" and are located at the intersection of major arterials serving the entire Monterey Peninsula. Although residential development is allowed with a conditional use permit at densities up to 18 units per acre, each of these sites is currently fully occupied by commercial uses. Given the favorable location of these properties for commercial uses, it is very unlikely that any of them will ever be used for anything other than commercial development.

The fourth site is occupied by the Monterey Schools Service Center and the Monterey-Salinas Transit Yard. It does not appear that this site will be available for redevelopment during the lifetime of this housing element. As a result, no sites suitable for redevelopment exist in the City at this time. However, because of the age of the existing Housing stock in Del Rey Oaks, it appears that redevelopment could be encouraged by changes in the City's land use and zoning policies.

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### **Second Units**

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Due to the land constraints faced by the City, the development of additional second or accessory units ("granny flats") appears to be one of the only viable means for the city to increase its affordable housing stock. There are some 557 parcels with detached single family dwellings built on them in Del Rey Oaks. The majority of these could potentially be suitable for the construction of a second unit. However, the City currently has a second unit ordinance that allows the construction of accessory units only under certain conditions. One of the conditions is that the single family lot on which the second unit is to be built be a minimum of 8,000 square feet in size. This size limitation precludes the development of second units on all but approximately 120 single family lots in the City. Of these 120 large lots, approximately 80 are on, or adjacent to, steep slopes that would preclude the construction of accessory units on them. That leaves approximately 40 parcels in the city on which accessory units could potentially be built under the City's current second unit ordinance. If the City's zoning ordinance were amended to allow second units on parcels of 6,000 sq. ft. or larger, there could be the potential for some 400-500 new second units.

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### **Public Facilities**

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The citizens of Del Rey Oaks receive a full range of public services. The City provides police protection, some public works services, and land use regulation. Contracts are in place providing for fire protection, ambulance service, and solid waste disposal. California-American Water Company provides water, and the County Sanitation District along with the Monterey Regional Water Pollution Control Agency provide for wastewater collection and treatment. At present, all public facilities are adequate to meet the needs of current development and the build-out development of all remaining vacant land in the City.





The state housing element law requires that an analysis of potential and actual "constraints upon the maintenance, improvement, or development of housing for all income levels." be included in all housing elements. The following section describes both governmental and non-governmental constraints on housing.

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### Governmental Constraints

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Government policies and regulations can limit the development of housing either directly or indirectly in a number of ways. Direct impacts include limitations on land available for development or the density at which development can take place. Indirect impacts include fees, on and off site improvements, and requirements of the local review process which increase cost and reduce the profitability of residential development.

The major constraint on residential development in Del Rey Oaks is the lack of available land for new development. Only one site remains which could be developed with significant additions to the housing stock. At this point, this 18-acre site has been committed to development with a hotel.

Land use controls from the city's General Plan and Zoning Ordinance form the limiting factor on the redevelopment of existing sites for residential uses. In general, redevelopment is most successful in cases where the value of existing development is decreasing and higher densities are allowed. Although the first condition exists in Del Rey Oaks, the second does not. While the aging condition of the housing stock would encourage some redevelopment, the current zoning will only allow replacement by new single-family units on a site-by-site basis.

As a result, any redevelopment which took place would not increase the availability of low- or moderate- income housing. To counteract this pattern and encourage the development of low- and moderate- income housing, the City should identify areas most likely to undergo redevelopment, and establish policies which will encourage it. These policies could include rezoning at higher densities or a density bonus program for low- or moderate- income development.

Although development and permitting fees do add to the cost of new residential development, the fees currently charged by Del Rey Oaks are in line with or slightly lower than fees charged in neighboring cities. The fees charged by the City of Del Rey Oaks are provided in the table below.

Table 18

Schedule of Fees

<u>Service</u>	<u>Planning Fee</u>	<u>Flood Control Fee</u>	<u>Surveying Fee</u>	<u>Total Fee</u>
Variance	\$345			
Use Permit <sup>a</sup>	\$345			
Use Permit <sup>b</sup>	\$30			
Zoning Permit	\$260	\$50		\$310
Reclassification	\$460			
All Appeals	\$60			
Minor Subdivision	\$1,035	\$160	\$635	\$1,830
Standard Subdivision - Preliminary Map	\$345	\$85	\$115	\$545
Standard Subdivision - Tentative Map	\$1,725	\$210	\$575	\$2,510
General Plan Amendment	+\$12.50 per lot		+\$50 per lot	+\$62.50 per lot
Final Map Processing	\$1,150 <sup>c</sup>		\$435 (+ \$35 per lot)	
Parcel Map		\$40	\$435 (+ \$35 per lot)	\$475 (+ \$35 per lot)

<sup>a</sup>Conditional use in any district or auxiliary housing unit.

<sup>b</sup>Signs, home occupations, fences, animals, etc..

<sup>c</sup> Additional fees for any work beyond 40 hours are billed at a rate of \$50 per hour.

Although development and permitting fees do add to the cost of new residential development, the fees currently charged by Del Rey Oaks are in line with or slightly lower than fees charged in neighboring cities. The fees charged by the City of Del Rey Oaks are provided in the table below.

Table 18

## Schedule of Fees

<u>Service</u>	<u>Planning Fee</u>	<u>Flood Control Fee</u>	<u>Surveying Fee</u>	<u>Total Fee</u>
Variance	\$300			
Use Permit <sup>a</sup>	\$300			
Use Permit <sup>b</sup>	\$25			
Zoning Permit	\$225	\$45		\$270
Reclassification	\$400			
All Appeals	\$50			
Minor Subdivision	\$900	\$140	\$550	\$1,590
Standard Subdivision - Preliminary Map	\$300	\$75	\$100	\$475
Standard Subdivision - Tentative Map	\$1,500 + \$10 per lot	\$180	\$500 + \$40 per lot	\$2,180 + \$50 per lot
General Plan Amendment	\$1,000 <sup>c</sup>			
Final Map Processing			\$375 (+ \$30 per lot)	
Parcel Map		\$35	\$375 (+ \$30 per lot)	\$410 (+ \$30 per lot)

<sup>a</sup>Conditional use in any district or auxiliary housing unit.

<sup>b</sup>Signs, home occupations, fences, animals, etc..

<sup>c</sup> Additional fees for any work beyond 40 hours are billed at a rate of \$25 per hour.



In addition to the fees listed on the previous page, Specific Plans are billed at the cost of consultant's fees, plus 30 percent of consultant's fees to cover normal staff costs and 15 percent of consultant's fees as a contingency fee to cover unanticipated costs. These fees are considered advances. Should the actual cost be less than the amount advanced, the excess shall be returned to the applicant; should the actual cost be more than that advanced, the difference shall be paid by applicant.

An additional constraint on the development of housing is the time spent in the public review process. Since Del Rey Oaks is a small, nearly built out city, the workload on city staff is sufficiently low that the city has been able to respond to all applications in a timely manner (usually within 9 weeks).

Two other constraints on residential development are the requirements of local building codes and on and off site improvements. At the present time, public facilities in Del Rey Oaks are adequate to meet the needs of existing and projected growth in the community. Although building codes can increase the cost of development, they provide a key mechanism for the city to protect the health, safety, and welfare of its Citizens. This is especially true in a city like Del Rey Oaks with significant areas threatened by flood and seismic activity. However, the City has not amended either the State Housing Law nor the Uniform Building Code to make them more stringent locally. Code enforcement is carried out by the City's Building Inspector.

The on and off site improvement standards in Del Rey Oaks are not as stringent as they are in most other cities, however they can still form a constraint to new housing development. The City requires that each house have a garage and that each accessory unit have an off-street parking space. The City also requires that each house have a 20-foot front setback, a side setback that is 10% the width of the lot and a back setback that is 20% of the depth of the lot (or 20-feet whichever is less). The City has no other requirements, and does not have growth controls.

One group of governmental constraints, that if removed or modified would likely result in the development of new affordable housing, are the city's development standards in its accessory unit ordinance. Currently the minimum lot size allowed for the construction of an accessory unit (or "granny flat") is 8,000 square feet, a relatively large lot size in Del Rey Oaks. The city's standards also require the provision of an off-street parking space for each accessory unit built. Additionally, the second unit must have a separate utility meter, sewer connection, a separate outside entrance, and its own kitchen and

bathroom. The city's ordinance also stipulates that, if detached, the second unit must be more than six feet from the main house, and that the property owner must live in either the accessory unit or the main house. These restrictions form a barrier to the construction of accessory units in Del Rey Oaks. This is evidenced by the fact that only one accessory unit has been built in the city since 1985. If these standards (along with city development fees) were to be waived or relaxed, in cases where the property owner promised to rent only to persons or households of very low income, it is likely that new affordable accessory housing units could be built in Del Rey Oaks.

The presence of Monterey Peninsula Airport also imposes a constraint on the development of housing in Del Rey Oaks. The high noise levels associated with the airport require that new buildings include sound buffering construction. For safety reasons, development of high density residential uses should be limited to areas outside of the flight path. Finally, all new development is required to obtain approval from the Airport Land Use Commission which increases builder overhead costs.

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## Non-Governmental Constraints

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A variety of factors can act as non-governmental constraints on the creation of housing. Although the cost of land, labor, and materials has been rising at or above the rate of inflation in the recent past, the most important constraint is the cost of financing. The high cost of financing has limited not only the developers ability to build but also the consumer's ability to buy. Table 18 provides an estimate of the cost breakdown for a new three-bedroom house in Del Rey Oaks.

Cost components of housing development represent a constraint to housing development in all areas of the Monterey Peninsula. Although there is little opportunity for housing development in Del Rey Oaks, costs of housing development continue to affect the price of existing housing in Del Rey Oaks and other cities. Land costs account for a large percentage of development costs. An average lot could cost between \$110,000 and \$170,000. The cost of developing a single-family house on this land, at an average of \$85 per square foot, would run \$170,000 for a 2,000 square foot house. The per unit cost for multi-family development in the Monterey Peninsula area can range from \$90,000 to over 140,000, however since there is no vacant multi-family zoned land left in Del Rey Oaks, this is somewhat irrelevant.

Based on the current asking price for a single-family home of about \$220,000, the monthly mortgage would be approximately \$2,200. On that basis, an annual household income of approximately \$88,000 would be required to buy a home. Census data on the median household income in Del Rey Oaks is not available at this time, however the median household income in Monterey County in 1991 was \$38,000. Therefore, a household in Del Rey Oaks would have to earn more than double the county median income to buy an average house in their community.

Another non-city governmental constraint on the development of new affordable housing in Del Rey Oaks is the recent moratorium on new sewer connections in the City, imposed by the Monterey Regional Water Pollution Control Agency (MRWPCA). This moratorium was put in place to ensure regional compliance with the population growth forecasts that are contained in the 1991 Regional Air Quality Management Plan, which is being implemented by the Monterey Bay Unified Air Pollution Control District (MBUAPCD). Under this policy, each jurisdiction in Monterey Peninsula/North County area is allocated a certain number of new connections between 1992 and 1995, based upon that jurisdiction's forecasted growth rate. Del Rey Oaks is not forecasted to grow at all by the year 1995, therefore the City was not allocated any new sewer connections through 1995. This moratorium does not affect commercial developments, but it could potentially limit the construction of any new accessory dwelling units, which are needed to meet the City's share of the regional housing need. Fortunately there are mechanisms by which the City can receive the necessary allocation of eleven residential sewer hook-ups. This can be done by tapping into the MRWPCA set-aside reserve allocation, which was put in place to deal with situations like the one faced by Del Rey Oaks.





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## Introduction

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The California Housing Element Law requires that each jurisdiction's housing element clearly identify the housing needs of the community and develop specific, quantifiable policies and programs to meet those needs. Housing needs can be thought of as ways in which the housing units available do not match up with the type of housing which would best serve the people of the city, or as circumstances which limit the ability of the market to provide the type of housing which will best serve the people.

The State Housing Element Law groups housing needs into six categories: 1) Adequate sites to meet housing needs, 2) Assistance for the development of low- and moderate-income housing, 3) Removal of governmental and non-governmental constraints on housing development, 4) Conservation and improvement of the existing housing stock, 5) Promotion of equal housing opportunity, 6) Other special needs identified in the housing element. Each jurisdiction is required by state law to address these housing needs with policies and programs in the housing element.

The previous chapters of this element have presented an overview of population and housing-related characteristics of Del Rey Oaks and discussed potential problem areas. This chapter is intended to describe the community's housing needs to establish a basis for the formulation of housing goals, objectives, policies, and programs

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## Adequate Sites to Meet Identified Housing Need

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**Need:** Provide for adequate vacant land or land suitable for residential redevelopment to meet the City's construction need as identified in the Regional Housing Needs Plan.

The AMBAG Regional Housing Needs Plan indicates a construction need of 11 units in Del Rey Oaks between 1989 and 1996. The plan calls for these units to be affordable to very-low-income households. The city has available land for the construction of approximately 3 single family units. This estimate does not include some 18 acres of land for which a hotel development has been proposed. The city also has an undetermined

potential for development of under-utilized parcels, particularly in terms of development of new accessory units on single family lots. The community's efforts to meet housing needs will need to concentrate on replacement of demolished units and development of second units.

While the development of the proposed 164 room hotel could create the need for more lower income housing nearby to house the hotel employees, there is no need for these employees to live within Del Rey Oaks proper. This is because Del Rey Oaks is a very small city which is directly adjacent to the much larger City of Seaside. Seaside already contains a large number of housing units affordable to households with lower incomes. As Fort Ord downsizes and eventually closes Seaside will have a very high number of vacant units, which are anticipated to lower housing costs citywide, if not regionwide. Thus it is expected that there will be a large pool of units affordable to lower income groups in close proximity to Del Rey Oaks, within the the planning period of this housing element. Moreover, Del Rey Oaks will be completely built out upon completion of the proposed hotel and the construction of three single family units on the three remaining vacant lots in town, and the City is unable to annex any new land because it is completely surrounded by incorporated cities.

**Need: Provide zoned land to create housing opportunities for all types of households.**

Del Rey Oaks' share of the region-wide housing goals consists of 11 units, affordable to very-low-income households. In order to be affordable to very-low-income households, the units would have to consist of high-density developments or second units. Replacement of demolished single-family units is unlikely to provide housing affordable to very-low-income households unless the land is re-zoned to accommodate higher densities. In the past, the City has considered plans to re-zone the oldest residential area within the community to allow apartments. If this were to happen, the re-zoned land could potentially accommodate 12 or more new units. However, there are no immediate plans to implement such a re-zoning scheme.

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## **Assistance for the Development of Housing Affordable to Low and Moderate Income Households**

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**Need:** Provide housing opportunity for Del Rey Oaks' share of the regionwide housing need for all income groups as described in the AMBAG Regional Housing Needs Plan.

State law requires that each jurisdiction provide policies and programs which will encourage the development of housing affordable to all income groups. Data described in Chapter 3 indicates that 74% of lower income households in Del Rey Oaks were overpaying for housing. Overall, 18.8% of renter households and 8.6% of owner households were overpaying. The programs and policies of this housing element should address the needs of residents who are overpaying for housing.

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## **Removal of Governmental Constraints**

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**Need:** Ensure that city site improvement standards, development review procedures and fees do not form a constraint to the development of affordable housing.

Site improvement standards, the development review process, and city fees can act as a constraint to the development of affordable housing. The city needs to review its standards to ensure that they are reasonable and that they do not pose an unnecessary constraint to the development of housing.

There is very little developable land left in Del Rey Oaks. Therefore, it is unlikely that many new conventional units, affordable to any income group, will be built during the five year planning period of this housing element. Because of the land constraints the City faces, one of the best (and only) ways the city can build more affordable units is through the construction of second or accessory units ("granny" units) on existing single family lots. The City already has a second unit ordinance that allows for these units to built under certain conditions. In order to increase the number of , and affordability of these units, it is likely that the City will need to relax or waive its second unit development standards (and applicable development fees)in cases where the builder can guarantee that the accessory unit (or main house) will be rented to a very low income person or household.

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## Non-governmental Constraints

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**Need: Construction financing, especially for units affordable to very-low- and low-income households.**

The cost of construction financing is one of the greatest constraints in the development of housing affordable to low-and moderate-income households. Although opportunities for new construction are severely limited in Del Rey Oaks, construction financing can also acts as a constraint to the rehabilitation and remodeling of existing units. The City needs to continue to utilize CDBG funds to provide financing for housing rehabilitation.

**Need: Negotiate with Monterey Regional Water Pollution Control Agency (MRWPCA) to allow at least 11 new sewer hook-ups within the City by 1996.**

Due to a citywide moratorium on new sewer hook-ups through 1995, implemented by MRWPCA, the city may need to enter into negotiations with the sewer district so they will allow the construction of the 11 new very low income units by 1996, which constitutes the City's share of the regional housing need as indicated in the Regional Housing Needs Plan. While the City was not allocated any new connections between 1992 and 1995, MRWPCA will allow new connections in Del Rey Oaks to come out of the MRWPCA allocation reserve. However, this must be negotiated between the City and MRWPCA.

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## Conservation and Improvement of the Existing Housing Stock

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**Need: Continue to encourage and provide opportunity for the conservation and rehabilitation of existing units.**

This need is particularly crucial for the City of Del Rey Oaks. Limited opportunities for new construction and an aging housing stock make rehabilitation and improvement of the existing housing stock a vital need. As mentioned above, the City has received CDBG funds in the past for housing rehabilitation: these efforts need to continue in order to meet the ongoing need.



**Need: Plan for the conservation of any currently subsidized low income units in the city that are at risk of conversion to market rate.**

State Housing Element Law requires that the city produce a plan for the conservation of publically assisted low income housing units that are eligible, or will soon be eligible, for conversion to market rate status. City staff has indicated that no publically assisted units exist in Del Rey Oaks at this time (January, 1992), therefore, no plan for the conservation of such units is needed. The city staff came to this conclusion because there are no Del Rey Oaks projects listed in the Inventory of Federally Subsidized Low Income Rental Units at Risk of Conversion, the City has no redevelopment agency, has not participated in State or local multifamily revenue bond programs, has no in-lieu fee or inclusionary programs, and has not used CDBG funds for the construction of new units. While the City has a density bonus program, it has only been used once (for The Oaks Condominiums) in a case where there were no provisions that **required** sale to low/moderate income households, nor required continuing affordability standards (these were simply smaller units that were sold at market rate).

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## Promotion of Equal Housing Opportunity

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**Need: Increase efforts to promote equal housing opportunity for all Del Rey Oaks residents.**

There is no evidence to suggest any pervasive or consistent pattern of discriminatory housing practices in Del Rey Oaks. City staff have not received any complaints regarding housing discrimination. To ensure that the lack of complaints does not simply reflect ignorance of available recourse, the city should expand efforts to provide information to the public on housing discrimination.

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## Groups With Special Housing Needs

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In addition to analysis of the housing needs related to the six specific needs addressed above, State Housing Element Law also encourages localities to analyze the special housing needs of the elderly, the disabled, large families, single parent households, persons in need of emergency shelter, and farmworkers.

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### **The Elderly**

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As stated in Chapter 2 of this housing element, there were 259 persons over 65 in Del Rey Oaks in 1990. This is 15.6% of the City's population (as compared with the countywide over 65 percentage of only 9.8%). It is estimated that some 3% of these seniors is living below the poverty level.

Taking into account the lack of vacant land that is suitable for residential development in the city, the best alternative for meeting the housing needs of the elderly in Del Rey Oaks is for the city to increase its efforts in encouraging the development of new accessory units on developed single family lots (as described above and in Chapter Six).

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### **The Disabled**

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As stated in Chapter Two of this Housing Element, some 8% of the population of Del Rey Oaks reported that they had a long term, employment limiting disability (1980 Census). This nearly the same as the statewide percentage.

As housing affordability is often a critical need of the disabled, the housing needs of the disabled in Del Rey Oaks can be met by increasing the number of affordable accessory units that are built in the city. Other special needs the disabled may have (such as wheelchair ramps) may also need to be addressed by the city.

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### **Large Families**

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As stated in Chapter Two, large families are defined as those with more than five persons. Only 5.5% of Del Rey Oaks households are considered large families (as compared with 20.4% statewide). To avoid overcrowding, large families require houses with more than 4 rooms (not including bathrooms, kitchens and hallways). In Del Rey Oaks, some 72% of all housing units had five or more rooms. Since only 5.5% of households are considered to be large families, and since some 72% of housing units in the city are suitable for large families, the does not appear to be a shortage of large family housing units in Del Rey Oaks.

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**Single Parent Households**

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Chapter Two states that some 4% of households in Del Rey Oaks are single parent households (as compared to 5.3% countywide). Affordability is the primary housing need for this group. Increased construction of accessory units in the city should meet the housing affordability needs of this group.

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**Persons in Need of Emergency Shelter**

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While there currently are few, if any, homeless residents of Del Rey Oaks, State Housing Element Law requires that the city either designate potential sites on which an emergency shelter could be constructed, or make emergency shelters an allowed use in one or more of the city's land use zones (in its zoning ordinance).

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**Farmworkers**

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As stated in Chapter Two, it is unlikely that there are many (if any) farmworker households in Del Rey Oaks at this time. However, the special housing needs of this group can also be met by an increase in the number of affordable accessory units in the city.





The purpose of this Housing Element for the City of Del Rey Oaks is to provide decent and safe housing and a suitable living environment for the entire community. The housing goals for the City of Del Rey Oaks are:

1. To promote the development of housing to meet the needs of all segments of the population of Del Rey Oaks.
2. To increase the availability of affordable housing units.
3. To encourage the rehabilitation or redevelopment of aging sections of the community's housing stock.
4. To discourage discrimination in all segments of the community housing market.
6. To promote cooperation between the city and public and private organizations concerned with housing cost, availability, and quality.

In order to meet these goals, the city will strive to meet the following goals and objectives by July 1, 1996.

1. Promote the construction of at least 11 new housing units that are affordable to very low income households.
2. Through the use of various Federal and State funding sources, facilitate the construction of housing units that are affordable to lower income households, thus ensuring that an equitable proportion of the city's housing stock is affordable to these households.
3. Conserve the existing affordable rental units.
4. Encourage the rehabilitation of 25 substandard units.

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## Housing Policies and Programs

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The following housing policies and programs have been designed to provide specific steps which must be carried out within specified timeframes to implement the preceding housing goals and objectives.

### Housing Development

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**Policy A: Encourage the development of housing to meet the needs of very-low-, low-income, and elderly households.**

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Program 1: Provide incentives such as density bonuses and fee waivers to encourage development of housing for very-low- and low- income households.

Responsible Agency: City Council

Objective: The lack of available land for housing development means that a quantifiable objective for this program is not feasible. Due to the lack of available land, few if any additional units are likely to be produced with a density bonus within the next five years. This program is designed to provide a course of action for the City, in the event that land is freed for development or redevelopment.

Financing: Staff time

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Program 2: Encourage the construction of affordable accessory or "granny" units by relaxing the standards of the City's second-unit ordinance for homeowners who promise to build accessory units that are affordable to very low income households. The existing second unit ordinance shall be amended to allow city fee waivers and relaxed standards (i.e. smaller minimum lot size, waiving the off-street parking requirement, etc.) in cases where it is guaranteed that the new accessory unit to be built will be affordable to a person or household of very low income. The standards should be relaxed to the point where at least an average of 3 new second units that are affordable to very low income households will be built each year between 1992 and 1996. (The definition of what income level constitutes "very-low income" changes from year to year and varies depending on how many persons are in the household. These income figures can be obtained from the Association of Monterey Bay Area Governments).

The city should also explore the possibility of using CDBG funds to assist in the construction of new very-low income affordable accessory units. City staff should also undertake to contact neighboring cities with second unit ordinances to determine how their programs and incentives have affected development.

Responsible Agency: City Council

Objective: Amend Accessory Unit Ordinance by July 1, 1992. An annual report shall be given to City Council, by City staff, on the number of new very low income accessory units that are being built each year. If this number drops below three units per year, City Council will act to further relax the standards of the Accessory Unit Ordinance if the units will be affordable to very low income households. At least 11 new second units that are affordable to very low income households shall be built by July 1, 1996. City staff should also explore the possibility of using CDBG funds for the construction and rehabilitation of accessory units (no later than January 1, 1993). Staff should also contact neighboring localities with second unit ordinances to determine how their programs and incentives have affected development of accessory units, and recommend potential future amendments based on their analysis (no later than July 1, 1993).

Financing: Staff time.

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Program 3: Encourage the construction of affordable accessory or "granny" units by providing information to all eligible property owners concerning the City's amended second-unit ordinance.

Responsible Agency: City Council

Objective: Information detailing the requirements of the City's amended Accessory Unit Ordinance shall be readily available at the Del Rey Oaks City Hall by August 15, 1992 and shall also be mailed to all single family homeowners in the City by September 1, 1992.

Financing: Staff time and the City's General Fund for mailing expenses.

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**Policy B:** Encourage the development of all types of housing units.

Program 4: Allow the placement of mobile homes, modular, and manufactured housing on permanent foundations in all residentially zoned areas.

Responsible Agency: City Council

Objective: The number of applications received will determine how many manufactured and mobile home units can be developed. Lack of land will prove to be a constraint to this kind of development. This program probably would not provide for more than two or three housing units per year, however the program's effectiveness is likely to improve as aging housing units require replacement.

Financing: Staff time

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### **Housing Affordability**

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**Policy C: Increase the availability of rental units in Del Rey Oaks.**

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Program 5: Protect the currently available rental units.

Responsible Agency: City Council, Planning Commission

Objective: Restrict the conversion of rental units to ownership status (i.e. condominium conversion) by adopting a condominium conversion ordinance no later than July 1, 1993.

Financing: staff time

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**Policy D: The City shall identify and solicit federal and state financial assistance for the construction of rental housing units and for rent subsidies for very-low- and low-income households.**

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Program 6: The city shall apply for low interest loans, grants, and rent subsidies through the U.S. Department of Housing and Urban Development, the California Housing Finance Agency, Farmers Home Administration, and the State Department of Housing and Community Development on a yearly basis or as often as such funds are available. The City currently is administering a 1985 Community Development Block



Grant (CDBG), for \$600, 000, which was used for a low interest rehabilitation loan program.. As homeowners repay these loans, the revenue is deposited into an account administered by the city. This account currently has \$186,058.53 in it, which is not being used for any other projects at this time, nor are there any other proposed uses for these funds at this time. This is a potential funding source the city should consider for the construction of new very-low income accessory units.

Responsible Agency: City Council

Objective: Apply for funds and/or use 1985 revolving CDBG fund to assist in the construction of at least 11 units affordable to very low income households by July 1, 1996.

Financing: Staff time

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Program 7: Identify and solicit low-interest loans, subsidies, and grants available from federal and state agencies to continue and expand the housing rehabilitation program.

Responsible Agency: City Council

Objective: Loans, subsidies, and grants sufficient to rehabilitate at least 25 housing units by July 1, 1996.

Financing: Staff time

**Policy F: Encourage the redevelopment of presently under-utilized commercial or residential properties.**

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Program 8: Amend the Land Use Element of the General Plan to identify areas suitable for redevelopment.

Responsible Agency: City Council, Planning Commission

Objective: Amendment of Land Use Element by January 1, 1993.

Financing: staff time

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Program 9: Amend the Zoning Ordinance to allow densities of at least 25 units per acre in redeveloped areas.

Responsible Agency: City Council, Planning Commission

Objective: Amendment of Zoning Ordinance by January 1, 1993.

Financing: Staff time

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Program 10: Allow a 25 percent density bonus and fee waiver (where feasible) for residential redevelopment which incorporates units for very-low and low- income households.

Responsible Agency: City Council

Objective: Continued application of this program so as to assist, if possible, in the construction of at least 11 units affordable to very low income households by July 1, 1996.

Financing: Staff time

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### **Energy Conservation**

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**Policy G: Regulate the use of land to minimize energy consumption and maximize the efficiency of energy consumed.**

Program 11: Consider waiving setback and street orientation requirements to increase solar efficiency of new and redeveloped housing units.

Responsible Agency: City Council, Planning Commission

Objective: Continuation of this program.

Financing: Staff time

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Program 12: Cooperate with utilities which provide energy audits and information on energy conservation measures to residents of Del Rey Oaks.

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Responsible Agency: City Council

Objective: Continue to provide information on energy conservation measures and refer interested residents to PG&E.

Financing: Staff time

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**Discrimination**

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**Policy H: The city will support efforts to minimize and prevent housing discrimination on the basis of race, color, sex, religion, age, martial status, sexual orientation, offspring or disability.**

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Program 13: The city shall encourage the efforts of the Mediation Center of Monterey County, by publicizing its existence through flyers available at City Hall and in the City's annual newsletter, and shall refer all alleged cases of discrimination to them. The City shall also encourage efforts by the Monterey County Housing Authority to investigate discrimination whenever alleged cases of discrimination are reported.

Responsible Agency: City Council

Objective: Referral of alleged cases as needed. Quantification not possible.

Financing: Staff time

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**Policy I: The city will actively seek to participate in and promote housing assistance services provided by such agencies as the Monterey County Housing Authority, the State Department of Housing and Community Development, and the U.S. Department of Housing and Urban Development.**

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Program 14: The city will participate in public and private programs which promote development of affordable housing.

Responsible Agency: City Council



Objective: The city will actively seek participation in available programs so as to help ensure the construction of at least 11 units that are affordable to very low income households by July 1, 1996.

Financing: Staff time

**Policy J: The city will ensure that State Housing Element Law provisions regarding the development of emergency shelters are followed.**

Program 15: The city shall amend its zoning ordinance to make emergency shelters an allowed use in one or more of the city's zoning districts.

Responsible Agency: City Council, Planning Commission

Objective: Amendment of Zoning Ordinance by July 1, 1993.

Financing: Staff Time

### **Public Participation**

The City has solicited the participation of all of its citizens in this housing planning process by publishing announcements of all public hearings in local newspapers and by posting them at City Hall. Copies of the draft housing element have been available to the public at City Hall.

### **Quantified Objectives**

The table below establishes the maximum **potential** number of housing units, by in-

Income Group	New Construction	Rehab- ilitation	Conser- vation
Very Low	100 (2nd Units)	68	68
Low	40 (2nd Units)	89	89
Moderate	40 (2nd Units)	176	176
Above-Moderate	3	396	396



come category, that could possibly be constructed, rehabilitated, and conserved over the next five years (however, it is very unlikely that anything approaching these numbers will actually be accomplished).

### Review and Evaluation

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As part of the five-year housing strategy, Del Rey Oaks will conduct an annual review of progress towards implementation of the housing element program and consistency with planning for community development. City staff will prepare the annual report for consideration by the Planning Commission. Elements of the annual report shall include the following:

1. Building activity for residential construction including permits issued for:
  - a. Single family residential units (including manufactured homes).
  - b. Units in multi-family construction (structures with two or more units).
  - c. Accessory Units
2. The number of units developed which are affordable to :
  - a. very-low-income households
  - b. low-income households
  - c. moderate-income households
  - d. above moderate-income households.



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